

**VOLUNTARY CLEANUP CONTRACT  
11-6032-NRP**

**IN THE MATTER OF  
PROPEX FACILITY UNDEVELOPED TRACT, OCONEE COUNTY  
and  
OCONEE COUNTY**

This Contract is entered into by the South Carolina Department of Health and Environmental Control and Oconee County, with respect to the Property located at 320 Shiloh Road, Seneca, South Carolina. The Property includes approximately 112 acres identified by Tax Map Serial Number 240-00-04-006. In entering this Contract, the Department relies on the representations contained in the "Non Responsible Party Application for Voluntary Cleanup Contract" of, and any amendments thereto, by Oconee County, which is incorporated into this Contract and attached as Appendix A.

**AUTHORITY**

This Contract is entered into pursuant to the Brownfields/Voluntary Cleanup Program, S.C. Code Ann. § 44-56-710 et. seq. (as amended); the South Carolina Hazardous Waste Management Act (HWMA), S.C. Code Ann. § 44-56-10, et. seq. (as amended), and the Comprehensive Environmental Response, Compensation and Liability Act (CERCLA), 42 U.S.C. §§ 9601, et seq.

**DEFINITIONS**

1. Unless otherwise expressly provided in this Contract, terms used herein shall have the meaning assigned to them pursuant to the Brownfields/Voluntary Cleanup Program, S.C. Code Ann. §44-56-710 et. seq. (as amended), and if not set forth therein, shall have the meaning assigned to them pursuant to the South Carolina Hazardous Waste Management Act, S.C. Code Ann. § 44-56-10, et. seq. (as amended), the S.C. Pollution Control Act, S.C. Code Ann. § 48-1-10, et. seq. (as amended), the S.C. State

Underground Petroleum Environmental Response Bank Act, S. C. Code Ann. § 44-2-10, et. seq. (as amended) or the Comprehensive Environmental Response, Compensation and Liability Act (CERCLA), 42 U.S.C. §§ 9601, et. seq.

- A. "The County" means Oconee County.
- B. "Beneficiaries" means the County's Non-Responsible Party lenders, parents, managers, members, employees, subsidiaries, and successors, including new purchasers, lessees, and other parties acquiring an interest in any portion of the Property, but only to the extent that such parties have never been a Responsible Party at the Site.
- C. "Contamination" means the presence of a contaminant, pollutant, hazardous substance, petroleum, or petroleum product.
- D. "Contract" means this Voluntary Cleanup Contract.
- E. "Department" means the South Carolina Department of Health and Environmental Control, or a successor agency of the State of South Carolina that has responsibility for and jurisdiction over the subject matter of this Contract.
- F. "Existing Contamination" shall mean any Contamination present on, or under, the Property as of the execution date of this Contract.
- G. "Property" means the real property as described in the Non Responsible Party Application for Voluntary Cleanup Contract attached as Appendix A, and that is subject to the ownership, prospective ownership, or possessory or contractual interest of the County or its Beneficiaries.

- H. "Segregated Sources" means drums, tanks, or similar discrete containers that potentially hold substances that may cause Contamination upon release to the environment.
- I. "Site" means all areas where a contaminant has been released, deposited, stored, disposed of, or placed or otherwise comes to be located; "site" does not include any consumer product in consumer use or any vessel, as defined in CERCLA section 101 (28).
- J. "Waste Materials" means any Contamination-causing solid, semi-solid, or liquid material discarded, buried, or otherwise present on the Property, and may include sludge, slag, or solid waste materials such as empty containers and demolition debris or materials containing asbestos, lead-based paint, or petroleum or other contaminants.

## FINDINGS

2. Based on the information known by or provided to the Department, the following findings are asserted for purposes of this Contract:

- A. Owners and Operators: The owners and operators of the Property include the following:

Phillips Petroleum Company	1968 – 1980
Phillips Fibers Corp.	1980 – 1993
Amoco Fabrics and Fibers Subsidiary Corporation	1993 – 2009
Amoco Fabrics and Fibers Company	
Propex Fabrics, Inc.	
Propex, Inc.	

Propex Operating Company, LLC. 2009 - Present

- B. Property and Surrounding Areas: The Property is bounded generally by to the west by the Propex facility and residential areas, to the north by residential areas, and to the east and the south by woods with residential areas beyond.

The Property is currently undeveloped and vegetated by pine trees and volunteer vegetation. Three paths have been cleared on the property with the eastern most path being the sanitary sewer right-of way. A small amount of dumping has occurred on the right-of-way including household wastes and used tires. Based upon the Phase I environmental site reconnaissance, there were no indications of stressed vegetation or stained soils.

- C. Applicant Identification: The County is a political subdivision of the State of South Carolina with its offices located at 415 South Pine Street, Walhalla, South Carolina, 29691. The County affirms that it has the financial resources to conduct the response action pursuant to this Contract.

- D. Proposed Redevelopment: The County will acquire the Property and intends to develop the Property for industrial and/or business use to create jobs and increase tax base for the community.

### BONA FIDE PROSPECTIVE PURCHASER STATUS

3. The County certifies that it and its members are Non-Responsible Parties at the Site and are eligible to be a Bona Fide Prospective Purchaser for the Property.

#### RESPONSE ACTION

4. The County agrees to conduct the response actions specified in the sub-paragraphs below. An initial Work Plan shall be submitted by the County, or its designee, within thirty days after the date of execution of this Contract by the Department, or such earlier or later date if approved by the Department's project manager. A Report of the assessment results shall be submitted by the County, or its designee in accordance with the schedule provided in the initial Work Plan. The County acknowledges that the assessment may find distributions of Existing Contamination requiring additional assessment and/or corrective action on the Property that cannot be anticipated with this Contract. The County agrees to perform the additional assessment and/or corrective action consistent with the intended uses of the Property under the purview of this Contract; however, the County may seek an amendment of this Contract to clarify its further responsibilities. The County also acknowledges that the assessment activities specified in this Contract are designed to identify Existing Contamination based on the proposed use of the Property as defined in this Contract. Any other Property use may require additional assessment activities, corrective measures, and other associated response actions. The County shall perform all actions required by this Contract, and any related actions of the County's choosing not expressly required by this Contract, pursuant to Work Plans and/or Addenda approved by the Department.

##### A. Work Plan Logistics:

- 1). The Work Plan(s) shall set forth a schedule and methods for assessment and, if applicable, corrective action activities detailed herein.
- 2). The Work Plan(s) shall be submitted to the Department in the form of one hard copy and one electronic copy of the entire Work Plan on a compact disk (in .pdf format).
- 3). All activities undertaken pursuant to this Contract shall be consistent with S.C.

statutes, regulations, and permitting requirements (e.g., stormwater management and waste disposal regulations). The County shall identify and obtain the applicable permits before beginning any action.

- 4). The Work Plan(s) shall be in accordance with accepted industry standards and shall be signed and sealed by a Professional Engineer or Professional Geologist duly-licensed in South Carolina.
- 5). The Work Plan(s) shall provide detailed information about the proposed sampling points, collection methods, analytical methods, quality assurance procedures, and other pertinent details of the assessment and/or corrective measures consistent with the following:
  - a). Sample collection methodologies shall be consistent with the US EPA Region IV Field Branches Quality System and Technical Procedures.
  - b). All monitoring wells and groundwater sampling points shall be constructed in accordance with 25 S.C. code Ann. Regs. R.61-71, the South Carolina Well Standards. The Work Plan shall provide sufficient detail to support issuance of the well approvals by the Department.
  - c). The laboratory analyses for samples taken pursuant to the Work Plan are specified in the media-specific sub-paragraphs below, but may include any of the following:
    - i. the full EPA Target Analyte List (TAL);
      - i). EPA Target Analyte List excluding cyanide (TAL-Metals);
    - ii. the full EPA Target Compound List (TCL);
      - i). EPA Target Compound List Volatile Organic Compounds (TCL-VOCs);
      - ii). EPA Target Compound List Semi-Volatile Organic Compounds (TCL-SVOCs);
      - iii). EPA Target Compound List Pesticides (TCL-Pesticides);
      - iv). EPA Target Compound List Polychlorinated Biphenyls (TCL-

PCBs).

- d). All analytical methods shall use appropriate detection levels to allow comparison to the media-specific screening criteria listed in the "EPA Regional Screening Levels for Chemical Contaminants at Superfund Sites", in effect at the time of sampling. The applicable Protection of Groundwater SSL for soil samples shall be the "MCL-Based SSL", if listed. If the applicable screening criteria are lower than achievable detection levels, the analytical method shall use the lowest achievable detection levels.
- 6). The Work Plan shall include the names, addresses, and telephone numbers of the County's consulting firm(s), analytical laboratories, and the County's contact person for matters relating to this Contract and the Work Plan.
  - a). The analytical laboratory shall possess applicable Certification defined in 25A S.C. Code Regs. R.61-81, for the test methods specified in the Work Plan.
  - b). The County shall notify the Department in writing of any changes concerning the consulting firm(s), contact person(s), or laboratory identified in the Work Plan.
- 7). The Department will notify the County in writing of approvals or deficiencies in the Work Plan.
- 8). The County, or its designee, shall respond in writing within thirty (30) days of receipt of any comments with regard to deficiencies on the Work Plan by the Department.
- 9). The County shall begin implementation of the Work Plan as soon as reasonably possible after receipt of written approval of the Work Plan by the Department.
- 10). The County shall inform the Department at least five (5) working days in advance of all field activities conducted pursuant to the Work Plan, and shall allow the Department, or its authorized representatives, to take duplicates of

any samples if desired.

- 11). The County shall preserve items that may: 1) provide evidence of a Potentially Responsible Party's involvement at the Site; 2) lead to the discovery of other areas of Contamination at the Site; or 3) contain environmental information related to the Site. Such items may include drums, bottles, labels, business and operating records, contracts, Site studies, investigations, and other physical or written materials relating to the Site. The County shall notify the Department of the location of any such items, and provide the Department with an opportunity to inspect any materials or copy any documents at the Department's expense prior to destruction of said items.

**B. Report Logistics**

- 1). Report(s) shall be prepared in accordance with accepted industry standards and shall be certified by signature and seal of a Professional Engineer or Professional Geologist duly-licensed in South Carolina.
- 2). The Report(s) of assessment and/or corrective measure activities shall include a discussion of investigation methods and any deviations from the Department approved Work Plan. The Report shall also include tables and figures to summarize all data, a surveyed map documenting sampling locations, documentation of field observations including well core logs, sample descriptions, field screening results, and all laboratory analytical data.
- 3). All Report(s) shall be submitted to the Department in the form of one hardcopy and one electronic copy of the entire Report on a compact disk (in .pdf format).

**C. Assess Waste Materials and Segregated Sources:**

- 1). The County shall characterize all Waste Materials and Segregated Sources identified below. Assessment shall include characterization of the Waste Materials and Segregated Sources as needed for proper stabilization or



disposal and an estimation of the quantity or extent of each type of Waste Material or Segregated Source, as applicable, or as specified below.

- a). Household waste material: Estimate quantity and dispose of it appropriately.
- b). Used tires: Estimate quantity and dispose of it appropriately.
- 2). The County shall also characterize any other Waste Material and Segregated Sources that may be discovered on the Property at any time during assessment, corrective action, or development activities in accordance with Paragraph 4.C.1 above and as approved by the Department.
- 3). Upon discovery of any Segregated Source that has not yet released all contents to the environment, the County shall expeditiously stabilize or remove the Segregated Source from the Property.
- 4). The County shall, as soon as practicable, notify the Department if a release of Contamination occurs as a result of its assessment, stabilization or removal actions. The County shall assess the impact of the release and take necessary action as approved by the Department.

**D. Conduct a well survey:**

- 1). The County shall map all public and private wells used for drinking water supply within a one-half mile radius of the Property, and wells used for irrigation or other non-drinking water use within a one-quarter mile radius.
- 2). The County shall report sufficient information to the Department to allow the Department to secure permission to sample the wells. At a minimum, this information shall include the: 1) Location of the well; 2) Identity and mailing address of the well owner; and, 3) Telephone number, if publicly available or otherwise known to the County, of the well owner or occupant of the residence served by the well.

**E. Assess soil quality across the Property:**

- 1). The County shall collect one surface soil sample (0-1 foot below ground surface) and one subsurface soil sample (2 foot minimum depth) from each of the following locations:
  - a). A presumed background location to be analyzed for TAL metals.
  - b). Two samples in the disposal area along the sanitary sewer right-of way. Sampling shall be biased toward any staining or stressed vegetation, if present.
  - c). Three locations in the large clearing depicted in Photograph 37 of the Phase I Report. Sampling shall be biased toward any staining or stressed vegetation, if present.
- 2). Unless otherwise specified above, each surface soil sample shall be analyzed for TAL-Metals and SVOCs. Each subsurface sample shall be analyzed for TAL-Metals, TCL-VOCs and SVOCs. A minimum of one surface and one subsurface sample from the disposal area along the sanitary sewer right-of way shall be analyzed for the full EPA-TAL and EPA-TCL.
- 3). Soil quality results shall be compared to the Residential and Industrial Screening Levels and to the applicable Protection of Groundwater SSL.

**F. Assess groundwater quality:**

- 1). The County shall assess groundwater quality and flow direction across the property. Assessment shall include samples from a minimum of five temporary or permanent monitoring wells to be installed as singular wells in five locations. Specific locations shall be as follows:
  - a). A presumed background location;
  - b). Two locations hydraulically downgradient of the neighboring Propex facility;
  - c). Within the large clearing depicted in Photograph 37 of the Phase I Report;
  - d). At the disposal area along the sanitary sewer right-of way.
- 2). Samples from all groundwater monitoring wells shall be analyzed for TAL-

Metals, TCL-VOCs and SVOCs. In addition, one well located within the disposal area along the sanitary sewer right-of way shall be analyzed for the full TAL/TCL parameters.

- 3). Groundwater quality results shall be compared to the primary maximum contaminant level (MCL) standards in the South Carolina State Primary Drinking Water Regulations, R.61-58, or, if not specified in R.61-58, to the Regional Screening Tables values for "Tapwater."

G. Evaluate and control potential impacts to indoor air:

- 1). The County shall evaluate potential impacts to indoor air if the Department determines significant concentrations of volatile organic compounds are present in the subsurface. The Department will use a modified Johnson and Ettinger Model to determine "Significant concentrations" based on representative soil and/or groundwater quality results reflective of the Property. The model will be constrained towards predicting commercial exposures consistent with the building construction proposed to be used on the Property.
- 2). The County's evaluation shall, unless otherwise agreed to by the Department, consist of collection and analysis of representative number of soil gas samples from the proposed footprint of buildings to be constructed on the Property over areas potentially subject to Vapor Intrusion. Soil gas samples shall be analyzed for all site related volatile compounds by appropriate methods capable of detecting soil gas concentrations at screening levels indicative of a  $10^{-6}$  risk for shallow gas samples (using an depth-appropriate attenuation factor). The applicable screening concentrations shall be based upon the EPA OSWER "Draft Guidance for Evaluating the Vapor Intrusion to Indoor Air Pathway from Groundwater and Soils" or supplemental EPA guidance.
- 3). The Department may allow the County to implement Vapor Intrusion control measures in lieu of the above evaluation, or use alternative evaluation methods

that, in the Department's sole discretion, offer a similar degree of data usability.

- 4). The County shall submit an addendum to the Work Plan detailing the steps for further study and/or remedial or other control management measures to be implemented if the predicted and/or measured indoor air concentration exceeds a 10<sup>-6</sup> risk calculated for occupational exposure (40 hrs/wk, 50 wk/yr, 25 yrs). The Department shall give reasonable consideration of data or other demonstration that shows unacceptable exposures inside the building do not result from the subsurface conditions.

H. Institute reasonable Contamination control measures:

- 1). The County shall stabilize or remove from the Property any Segregated Sources of Contamination that have not yet released all contents to the environment.
  - a). The contents of the Segregated Sources shall be properly reused, stabilized, or disposed of in accordance with regulations.
  - b). The County shall document the characterization results and ultimate disposition of the materials to the Department within sixty (60) days of removal of any Segregated Sources from the Property.
- 2). The County shall take reasonable measures to limit or prevent human exposure to Existing Contamination on the Property:
  - a). Corrective measures shall be required for Waste Materials and Contamination present in any media on the Property with concentrations in excess of appropriate human-health risk-based exposure standards with plausibly complete routes of exposure.
    - i. The County may request Department approval to conduct a site-specific risk assessment to determine levels of Contamination that are acceptable for the intended use of the Property. The risk assessment shall be conducted in accordance with EPA Risk Assessment Guidance for Superfund. Prior to conducting the risk assessment, the County

shall submit for Department approval, an overview of risk assessment assumptions including identification of contaminant exposure routes, the type and duration of possible exposures, the magnitude of exposure, and any data gaps that need to be addressed to complete the risk assessment.

- ii. Corrective measures may include removal, encapsulation, barriers, or other methods reasonably expected to limit human exposures to the Contamination. The corrective measures shall be proposed in a Corrective Measures Plan to be approved by the Department prior to implementation, and shall be consistent with the intended future use of the Property.
- iii. Upon completion of any corrective measures, the County shall provide a Corrective Measures Report to document satisfactory completion of the corrective measures for Department review and approval prior to obtaining a Certificate of Completion.

**I. Monitor and/or abandon the monitoring wells:**

- 1). The County shall implement a groundwater-monitoring program if required by the Department. Continued monitoring requirements will be based on the Department's determination of potential adverse effects on nearby receptors, i.e., individuals that are presently or potentially exposed to Contamination.
- 2). The Department will determine the frequency and duration of the monitoring program on a case-specific basis.
- 3). The County shall abandon the monitoring well(s) when the Department determines there are no further needs for wells or upon termination of this Contract. The wells shall be abandoned in accordance with R.61-71 of the South Carolina Well Standards.

## HEALTH AND SAFETY PLAN

5. The County shall prepare and submit under separate cover from the Work Plan, a Health and Safety Plan consistent with Occupational Safety and Health Administration regulations. The Health and Safety Plan shall be submitted to the Department in the form of one hard copy and one electronic copy of the Health and Safety Plan on compact disk (in .pdf format). The County agrees that the Health and Safety plan is submitted to the Department only for informational purposes. The Department expressly disclaims any liability that may result from implementation of the Health and Safety Plan by the County.

## PUBLIC PARTICIPATION

6. The County and the Department will encourage public participation to implement this Contract as follows:

- A. The Department will provide notice, seek public comment, and initiate a thirty-day claim contribution notification period in accordance with established procedures consistent with S.C. Code Ann. §44-56-750 upon signature of this Contract by the County.

- B. The County shall erect a sign at major entrances onto the Property or other locations routinely accessible by the public. The sign(s) shall be erected no later than one day after the Department's public announcement about the Contract in a newspaper of general circulation in the community.

- 1). The sign will state "Voluntary Cleanup Project by Oconee County under Voluntary Cleanup Contract 11-6032-NRP with the South Carolina Department of Health and Environmental Control." The sign shall provide a brief description of the scope of activities under the Contract, and contact information, including telephone number and address, for a representative of the County. Contact

information for the Department shall state "TOLL-FREE TELEPHONE: 1-866-576-3432".

- 2). All sign lettering must be of sufficient size to be legible with un-aided normal eyesight from the point where the public will normally pass by the Property without intruding onto the Property.
- 3). The County shall submit photographs of the sign(s) and a Property drawing showing the location(s) of the signs. The photographs shall be submitted to the Department within 10 days of erecting the sign.
- 4). The County agrees to revise the sign if the Department determines the sign is inaccurate, not legible, or otherwise ineffectively placed.
- 5). The County shall maintain the sign(s) in legible condition and at visible locations throughout the duration of the Contract period until a Certificate of Completion is issued on the Property.
- 6). The sign(s) may be removed to accommodate building or grading activities; however, the County shall restore the sign within two (2) days to its original location, or other publicly accessible location upon notice to the Department.

#### PROGRESS UPDATES

7. The County shall submit periodic written updates to the Department's project manager until such time as all activities related to the Property are complete pursuant to this Contract. The first update shall be due within 90 days of the execution date of this Contract by the Department and semi-annually thereafter.

A. The updates may be in summary letter format, but should include information about:

- 1). The actions taken under this Contract during the previous reporting period;
- 2). Actions scheduled to be taken in the next reporting period;
- 3). Sampling, test results, and any other data in summary form, generated during the previous reporting period regardless of whether the data was collected

- pursuant to this Contract; and,
- 4). A description of any environmental problems experienced during the previous reporting period and the actions taken to resolve them.

B. The Department's project manager may allow an extended schedule between updates based on case specific conditions.

### SCHEDULE

8. The County shall perform all activities and response actions pursuant to this Contract in an expeditious manner. In the event that circumstances cause a delay in implementation of the response actions, the Department may require implementation of interim measures to stabilize Contamination or prevent unacceptable exposures. The County shall implement the interim measures in accordance with a Department-approved plan.

### DECLARATION OF COVENANTS AND RESTRICTIONS

9. The County or its Beneficiaries shall enter, and record, a Declaration of Covenants and Restrictions (Declaration) for the Property if contamination exceeds residential standards after completing the response actions pursuant to this Contract. If so, the Declaration would prohibit residential, agricultural, or recreational use. Additional land use restrictions may also be required based upon the response actions completed under this Contract. The recorded Declaration shall be incorporated into this Contract as an Appendix and shall be implemented as follows:

A. The Department shall prepare and sign the Declaration prior to providing it to the County. An authorized representative of the County or its Beneficiaries shall sign the Declaration within ten (10) days of receipt. All signatures shall be witnessed, and signed and sealed by a notary public.



- B. The County or its Beneficiaries shall file the executed Declaration with the Registrar of Deeds or Mesne Conveyance for the county where the Property is located.
- C. The County or its Beneficiaries shall provide a copy of the recorded Declaration to the Department within sixty (60) days of the Department's execution. The copy shall show the date and Book and Page number where the Declaration has been recorded.
- D. The Declaration shall reserve a right of entry and inspection for the County or its Beneficiaries that may be transferred to another single individual or entity for purposes of compliance monitoring.
- 1). The County or its Beneficiaries shall ensure that the restrictions established by the Declaration remain on any subdivided property.
  - 2). The County or its Beneficiaries shall create a procedure to provide a single point of contact responsible for documenting current land use and compliance with the Declaration regardless of the Property's ownership status. The procedure shall be reviewed and approved by the Department before it is implemented.
- E. The Declaration shall provide that the Department has an irrevocable right of access to the Property after the County acquires the Property, and such right of access shall remain until remediation is accomplished for unrestricted use and monitoring is no longer required. Such access shall extend to the Department's authorized representatives and all persons performing response actions on the Property under the Department's oversight.
- F. The County or its Beneficiaries, or the individual or entity responsible for compliance monitoring, shall annually document the Property's land use and compliance with

the Declaration to the Department. The report shall be submitted by May 31<sup>st</sup> in a manner and form prescribed by the Department.

- G. The Department may amend the Declaration in response to changes in law, completion of remedial actions meeting the applicable standards in effect at the time, or if other circumstances of the Property change; however, said amendment shall not be applied retroactively unless expressly provided for in the legislation. An amendment may strengthen, relax, or remove restrictions based on the Regional Screening Tables in effect at that time; however, the Department shall not impose a more restrictive condition based solely on changes in the Regional Screening Tables. An amendment to the Declaration shall be duly executed and recorded using procedures similar to those detailed above.

#### NOTIFICATION

10. All notices required to be given by either party to the other shall be in writing. Each party shall have a continuing obligation to identify a contact person, whose name, address, and telephone number must be updated to the other party, throughout the term of the Contract. Notices by electronic mail or facsimile shall be acceptable if acknowledged in writing by the recipient; with the delivery date being the date of acknowledgment or earlier date if stated in the acknowledgment. All other forms of notice shall be deemed sufficiently given if delivered at the address shown below, or at such place or to such agent as the parties may from time to time designate in writing, by: 1) regular U.S. Mail by which notice shall be deemed to occur seven (7) days after the postmark date; 2) Certified or Registered Mail by which notice shall be deemed to occur on the date received as shown on the receipt; 3) Commercial delivery service company by which notice shall be deemed to occur on the date received as shown on the receipt; or, 4) hand delivery to the other party.

A. All correspondence, notices, work plans, and reports shall be submitted to:

Jerry Stamps  
Bureau of Land and Waste Management  
2600 Bull Street  
Columbia, South Carolina 29201

B. All correspondence and notices to the County shall be submitted to the County's designated contact person who as of the effective date of this Contract shall be:

Scott Moulder, Oconee County Administrator  
415 South Pine Street  
Walhalla, South Carolina 29691

#### FINANCIAL REIMBURSEMENT

11. The County or its Beneficiaries shall reimburse the Department for its public participation costs and for oversight costs of activities specific to this Contract as provided by S.C.Code Ann. §44-56-750 (D). The oversight costs shall include the direct and indirect costs incurred by the Department in implementing the Voluntary Cleanup Program as related to this Contract, and any future amendments thereto, and may include costs related to this Contract and incurred by the Department prior to execution of this Contract. Invoices for oversight costs will be sent to the County on a quarterly basis. In recognition of the County's non-profit status, the Department waives reimbursement of oversight costs, exclusive of the cost incurred for public participation.

The Department reserves the right to reinstate oversight billing upon thirty-day notice to the County; however, said billing shall not include any costs incurred by the Department prior to receipt of the notice. All costs are payable within thirty (30) days of

the Department's invoice submitted to:

Scott Moulder, Oconee County Administrator  
415 South Pine Street  
Walhalla, South Carolina 29691

- A. Failure to submit timely payment for costs upon receipt of the Department's invoice is grounds for termination of the Contract pursuant to paragraph 19 herein.
- B. Payment for costs incurred by the Department pursuant to this Contract shall become immediately due upon termination of the Contract by any party pursuant to paragraph 16 herein.

#### ACCESS TO THE PROPERTY

12. The County agrees the Department has an irrevocable right of access to the Property during normal business hours for environmental response matters after the County acquires the Property. This right of access remains until such time as remediation is accomplished for unrestricted use and monitoring is no longer required, and shall extend to the Department's authorized representatives and all other persons performing response actions on the Property under the Department's oversight.

#### CERTIFICATE OF COMPLETION AND COVENANT NOT TO SUE

13. A Certificate of Completion shall be issued to the County or its Beneficiaries for the Property under this Contract as follows:

- A. The County or its Beneficiaries shall request a Certificate of Completion pursuant to S.C. Code Ann. § 44-56-750(C)(1) after the response actions are completed and any required Declarations are recorded pursuant to this Contract. The request shall

be in writing and shall report 1) the amount of soil that was removed or remediated on the Property; and 2) the cost of all environmental work conducted pursuant to this Contract.

B. Pursuant to S.C. Code Ann. § 44-56-750(C)(1) the Department shall issue the Certificate of Completion with its covenant not to sue upon determining that the County or its Beneficiaries has successfully and completely complied with the Contract and the voluntary cleanup approved under S.C. Code Ann. § 44-56-710 through 760 (as amended).

C. The Department may issue a Provisional Certificate of Completion if the substantive response actions required under this Contract are complete and a required Declaration has been filed, but all actions under this Contract have not been completed due to Property-specific circumstances.

1). A Provisional Certificate of Completion will include specific performance standards that the County or its Beneficiaries shall continue to meet.

2). The Provisional Certificate of Completion may include the Department's covenant not to sue for Existing Contamination; however, said covenant shall be automatically revoked if the County or its Beneficiaries do not satisfactorily complete the requirements of the Contract as stipulated in the Provisional Certificate of Completion.

#### ECONOMIC BENEFITS REPORTING

14. The County or its Beneficiaries shall report information to the Department that demonstrates that the activities pursuant to this Contract have been beneficial to the State and community. The report shall be submitted within two (2) years after the execution date of this Contract, and annually thereafter until two (2) years after redevelopment of the Property is complete. The County shall summarize the new

operations at the Property, the number of jobs created, the amount of property taxes paid, and the total amount invested in the Property for property acquisition and capital improvements.

#### INNUREMENT OF CONTRACT

15. The terms and conditions of this Contract apply to and inure to the benefit of the Department, the County, and its Beneficiaries. The following stipulations apply to ensure the transition of all obligations and protections to successive Beneficiaries for any portion of the Property:

A. The County or its Beneficiaries shall provide a copy of this Contract and applicable Appendices to any subsequent Beneficiary. Transmittal of the Contract copy may be via any commonly accepted mechanism.

B. If the Certificate of Completion has not been issued, the County or its Beneficiaries shall request approval from the Department prior to transferring the terms and conditions of this Contract to a new person or entity. The Department shall not unreasonably withhold its approval upon receipt of an application documenting that the new person or entity:

- 1) Is eligible to be a Bona Fide Prospective Purchaser for the Property;
- 2) Has sufficient resources to complete the activities of this Contract;
- 3) Will not use the Property for activities that are inconsistent with the terms and conditions of this Contract,
- 4) Will assume the terms and conditions of this Contract and,
- 5) Will, in the Department's sole discretion, provide a measurable benefit to the State and the community as a result of this transfer.

C. If the Certificate of Completion has been issued and the portion of the Property is

subject to a Declaration or other ongoing obligation pursuant to this Contract, the County or its Beneficiaries shall provide written notification to the Department identifying the new individual or entity within thirty days after the effective date of the ownership change or other possessory transfer of the Property.

- 1). The notification shall include a signed statement from the new individual or entity that its use of the Property will remain consistent with the terms of the Contract and the Declaration, and that it will assume the ongoing terms and conditions of this Contract.
- 2). This requirement is waived for an individual or entity acquiring a portion of the Property for individual commercial use provided the Declaration is recorded on the master deed for the planned development, and the Department has approved the procedure for a single point of contact responsible for documenting current land use and compliance with the Covenant.

D. If a Certificate of Completion has been issued and the Property is not subject to a Declaration or other continuing obligation pursuant to this Contract, no notification is required.

#### CONTRACT TERMINATION

16. The County and the Department each reserve the right to unilaterally terminate this Contract by giving thirty days advance written notice to the other party. Termination shall be subject to the following:

- A. The Department may not terminate this Contract without cause and before termination, shall provide the County an opportunity to correct the cause(s) for termination, which may include, but is not limited to, the following:
  - 1). Failure to complete the terms of this Contract;
  - 2). Change in the County's or its Beneficiaries' business activities on the Property

or use of the Property that are inconsistent with the terms and conditions of this Contract;

- 3). Failure to submit timely payment for costs upon receipt of the Department's invoice;
- 4). Failure of the County or its Beneficiaries to implement appropriate response actions for additional Contamination or releases caused by the County or its Beneficiaries, or
- 5). Knowingly providing the Department with false or incomplete information or knowing failure to disclose material information;
- 6). Failure by the County or its Beneficiaries to obtain the applicable permits from the Department for the response actions or other activities undertaken at the Property pursuant to this Contract; or,
- 7). Failure by the County or its Beneficiaries to make material progress toward the expansion, redevelopment, or reuse of the property as determined by the Department upon consideration of the County's or its Beneficiaries' marketing efforts, regional economic conditions, and other pertinent information on the Property.

B. Should the County or its Beneficiaries elect to terminate, that party shall certify to the Department's satisfaction that any environmental or physical hazards caused or contributed by the County or its Beneficiaries have been stabilized or mitigated such that the Property does not pose hazards to human health or the environment that did not exist before the response actions performed pursuant to this Contract.

C. Termination of this Contract by any party does not waive the Department's authority to require response action under any applicable state or federal law.

D. Termination of this Contract by any party does not end the obligations of the County



to pay costs incurred by the Department pursuant to this Contract prior to the date that any such termination takes effect. Payment for such costs shall become immediately due.

- E. Upon termination, the protections provided under this Contract shall be null and void as to any party who participated in actions giving rise to termination of the Contract. Revocation of protections also shall apply to that party's lenders, parents, subsidiaries, members, managers, employees, and successors, including lessees, heirs, devisees, and other parties taking an interest in the Property through that party who participated in actions giving rise to termination of the Contract. The protections will continue for any other covered party who did not participate in the action giving rise to the termination.

#### ENTITLEMENT OF PROTECTIONS AND BENEFITS

17. The County and its Beneficiaries are entitled to the protections and benefits in regard to Existing Contamination provided by South Carolina statutes as follows:

A. Effective on the date this Contract is first executed by the Department:

- 1). Protection from CERCLA contribution claims including those provided by S.C. Code Ann. § 44-56-750(B)(7).
- 2). Protection from third-party claims as provided by S.C. Code Ann. § 44-56-750(H).
- 3). Eligibility to file annual application for Voluntary Cleanup Activity Tax Credits pursuant to S.C Code § 12-6-3550.

B. Effective on the date the Certificate of Completion is issued by the Department.

- 1). The Department's covenant not to sue the County and its Beneficiaries for Existing Contamination but not for any Contamination, releases and

consequences caused or contributed by the County or its Beneficiaries.

(2). Specific tax credits or additional benefits expressly contingent in South Carolina statutes on issuance of the Certificate of Completion.

C. These Protections and Benefits do not apply to any Contamination, releases, and consequences caused or contributed by the County or its Beneficiaries. The Department retains all rights under State and Federal laws to compel the County and its Beneficiaries to perform or pay for response activity for any Contamination, releases and consequences caused or contributed by the County or its Beneficiaries.

#### RESERVATION OF RIGHTS BY THE DEPARTMENT

18. Nothing in this Contract is intended to be, or shall be construed as, a release or covenant not to sue for any claim or cause of action, past or future, that the Department may have against any person, firm, or corporation other than the County and its Beneficiaries. The Department reserves the right to undertake future response actions at the Site and to seek to compel parties, other than the County and its Beneficiaries, to perform or pay for response actions at the Site. Nothing in this Contract shall in any way restrict or limit the nature or scope of response actions that may be taken or be required by the Department in exercising its authority under State and Federal law.

#### RESERVATION OF RIGHTS BY THE COUNTY

19. The County retains all rights to assert claims in law or equity against any person, company, or entity with respect to the Property, except as limited elsewhere by this Contract. The County and its Beneficiaries specifically deny responsibility for response costs or damages resulting from Existing Contamination except for Contamination, releases, and consequences they cause or contribute to the Property. However, the

County and its Beneficiaries agree to undertake the requirements of this Contract.

#### BURDEN OF PROOF

20. The County and its Beneficiaries shall have the continuing obligation to demonstrate that any newly discovered Contamination is not caused by or attributable to the County or its Beneficiaries. The County and its Beneficiaries shall make this demonstration to the Department's satisfaction in accordance with State or Federal Law applicable to such newly discovered Contamination. For purposes of this clause, newly discovered Contamination means finding types of Contamination not previously identified at the Property or substantially higher concentrations of Existing Contamination.

#### LIMITATION OF CLAIMS BY THE COUNTY AND ITS BENEFICIARIES

21. In consideration of the protections from the Department under this Contract, the County and its Beneficiaries agree not to assert any claims or causes of action against the Department or to seek other costs, damages, or attorney's fees from the Department arising out of activities undertaken at the Property pursuant to this Contract. This limitation shall not extend to any claims or causes of action resulting from the Department's intentional or negligent acts or omissions, or the Department's willful breach of this Contract.

#### SIGNATORS

22. The signatories below hereby represent that they are authorized to and do enter into this Contract on behalf of their respective parties.

**THE SOUTH CAROLINA DEPARTMENT OF HEALTH AND ENVIRONMENTAL  
CONTROL**

BY:

DATE:

\_\_\_\_\_  
Daphne G. Neel, Chief  
Bureau of Land and Waste Management

DATE:

\_\_\_\_\_  
Reviewed by Office of General Counsel

**OCONEE COUNTY**

BY:

DATE:

\_\_\_\_\_  


\_\_\_\_\_  
6/13/11

\_\_\_\_\_  
Scott Moulder, County Administrator

## APPENDIX A